



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board
September 10, 2019 – 10:00 a.m.
Springfield & Des Plaines, Illinois**

1. Roll Call: Jim Bilotta; Dana Kinion; Robert Steffen; Kevin Freeman (via conference call);

Staff: Mauro Glorioso, Executive Director and General Counsel;
Steve Waggoner, Chief Administrative Law Judge;
David Suarez, Chief Information Officer;
James J. Moffat, Chief Fiscal Officer & Human Resources;
Michael Bullock, Administrative Law Judge, Public Service Administrator;
Dianne Lerman, Recording Secretary.

Guests: Mr. Fausto Natali, taxpayer
Vincent Natali, son of Fausto Natali.
Lena Henderson, Analyst, Cook County Board of Review

Mr. Bilotta, as acting Chairman, convened the meeting at 10:00 a.m.

Mr. Steffen moved to allow Mr. Freeman to participate in the meeting via conference call.
Mrs. Kinion seconded the Motion and it carried 3-0.

2. Approval of Minutes from Previous Meeting

Mr. Steffen moved to approve the Board Minutes of August 13, 2019 as presented. Mrs. Kinion seconded the Motion and it carried 4-0.

BOARD MEMBERS

Kevin L. Freeman
Chicago

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

3. Adoption or Amendments to the Agenda

Mr. Bilotta moved to amend the Agenda moving items aa. and cc. under Section 5. Discussion of Motions to the beginning of the Agenda before the Executive Director's Report. Mr. Steffen seconded the Motion and it carried 4-0.

Mr. Bilotta welcomed the guests to the Property Tax Appeal Board and introduced the Board Members. Item aa. was called first for discussion.

Item aa. Fausto Natali, docket # 16-41021-R-1 and 16-41019-R-1: Mr. Natali respectfully requested deferring this discussion until his son Vincent Natali arrived. The Board concurred, and Mr. Bilotta moved to item cc.

Item cc. – Cook County Board of Review, Motion to Vacate Default: 1589 appeals.

Ms. Lena Henderson was present representing the Cook County Board of Review (CCBOR) and distributed handouts of a spreadsheet of the referenced appeals and an Affidavit from Mr. Joseph Skroko. Mr. William O'Shields of the Cook County Board of Review attempted to join the meeting at 10:18 am via the Web-Ex but disconnected shortly after due to a connection problem. The CCBOR argued that these defaulted appeals were timely and that PTAB was unable to capture the data sent. However, PTAB showed that the data was not sent and whatever was sent had no identification to the files referenced. Moreover, PTAB notified the CCBOR on July 12, 2019 of its pending default of these files. With no response from the CCBOR, the PTAB defaulted the files on August 15, 2019

Mr. Bilotta moved to deny the Motion to Vacate Default. Mrs. Kinion seconded the Motion and it carried 3-1.

Item aa. Fausto Natali, docket # 16-41021-R-1 and 16-41019-R-1:

Mr. Natali's son arrived, and Mr. Natali distributed a "Summary of Appeal Justification and Rationale". A discussion followed, wherein Mr. Natali argued his evidence was similar to the evidence submitted on other properties that were the same in all respects. Natali owned all the properties and could not understand why some properties received reduction while these two did not. The PTAB explained each case is heard on its own individual merits. The Board advised the appellant the proper procedure is to file a complaint in administrative review.

Mrs. Kinion moved to deny the request to reconsider the decisions in both appeals. Mr. Steffen seconded the Motion and it carried 4-0.

4. Executive Director's Report

Mr. Glorioso turned the meeting over to David Suarez for an update on current IT activities and projects.

Mr. Suarez reported they have been assisting DoIT identifying possible cyber threats, checking for mal-ware, ransom-ware, etc. In addition, they have been upgrading and testing network storage.

Mr. Suarez reported new copiers were requisitioned for the Springfield and Des Plaines offices; Mr. Suarez reported creating spreadsheets to use for Pre-Hearing Conferences (PHC's). Mr. Suarez further reported he and Dave Egan have been testing a new application for the new notebooks for looking up PTAB cases at PHC's.

Mr. Suarez reported they have been testing the Cook County Connection; updating information on the computers, adding new temporary person and deleting information for a previous temporary employee, and other changes and corrections;

Mr. Suarez reported a large chunk of mail was received between May and June, and 66 full-sized mail tubs of documents were prepped for scanning.

Mr. Glorioso and the Board thanked Mr. Suarez for his report.

Mr. Glorioso turned the meeting over to Mr. JJ Moffat for his report.

Mr. Moffat discussed the Auditor General's Report. A Draft copy of the "State of Illinois, Property Tax Appeal Board, Compliance Examination for the Two Years Ended June 30, 2018" was distributed, and the findings and recommendations were discussed. He further reported PTAB has 14 days to respond. Mr. Moffat reported we are responsible for identification of, compliance with all aspects of Laws, regulations, contracts, or grant agreements that could have a material effect on operations of the State of Illinois Property Tax Appeal Board.

Mr. Glorioso and the Board thanked Mr. Moffat for his report.

Mr. Glorioso reported on staffing at the Des Plaines Office. He reported the temporary person hired last month for the front desk left for a permanent job. A new temp started on August 29th to staff the front desk. Mr. Glorioso reported we should discuss the possibility of hiring a permanent employee for that position.

Mr. Glorioso reported on staffing at the Springfield Office. He reported Gary Mahr began his 75-day stint on Sept 3 in Springfield as a hearing officer.

Mr. Glorioso reported he asked for salary adjustments for three staffers that provide us with excellent service but are at the low end of the pay scale for people in similar positions. Two of the three have previously been forwarded in June and the third last week. We have been informed that pay raises are on hold.

Mr. Glorioso further reported Mr. Moffat's assistant, Kelly Frederick has given notice that she is leaving effective September 13. The position was posted the same day Kelly notified us, and we look forward to filling that position as soon as possible. A copy of the job description was distributed to the Board in the meeting packets.

Mr. Glorioso reported the Governor's General Counsel's new policy that on the first of each month we as well as all other agencies provide a regular report regarding a variety of areas such as pending litigation, legislation, rulemaking, personnel, OEIG reports, and FOIA reports has added three new categories to the report. A copy of the Report was distributed to the Board in the meeting packets.

We have implemented the hearing officer schedule for pre-hearing conferences that will begin in October. Each ALJ will get a date to hold Pre-Hearing Conferences (PHC's). Dave Suarez has procured Microsoft tablets (7) for use by the ALJs at their PHCs.

The Cook County Board of Review has requested reinstatement of some 1,500 defaulted files and we expected to see either Joe Skroko or Roland Lara to appear at this meeting to argue their motion. (Board of Review's Motion to Vacate Default). Their Motion with exhibit was distributed in the meeting packets. (see above)

The Cook County Board of Review has requested quarterly meetings between our office and their office and has requested the week of either Sept 16 or Sept 23. As previously discussed, it would be advantageous to have a board member present.

Mr. Natali, pro-se, is scheduled to appear at the board meeting to discuss his two decisions which both received "no-change" decisions. Both properties are R-1. (see above)

Subject to the Governor's directive on back pay and stipends, stipends were distributed July 31 and back pay, with interest is expected to be distributed beginning with the second August pay period, to those that qualify. Most back-pay payments have gone out already

Today's board meeting covers the second month of the new fiscal year. We have completed 2,336 decisions this month to go along with the 2,596 decisions last month for a year 2020 fiscal year amount of closed decisions to date of 4,932.

Our next meeting is scheduled for 10:00 A.M. Tuesday, October 8, 2019, in the PTAB offices in Springfield and Des Plaines.

Mr. Steffen moved to approve the Executive Director's Report. Mr. Freeman seconded the Motion and it carried 4-0.

5. Discussion of Motions

a. Riverwalk Homes LLC: #18-01707-C-3 (Will)

Mrs. Kinion moved to grant the appellant a final 45-day extension. Mr. Bilotta seconded the Motion and it carried 4-0.

b. MetLife Real Estate investors: #18-01349-I-3 (Will)

Mrs. Kinion moved to grant the appellant a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 4-0.

c. Royce Carlson: #16-07644-R-1 (Kane)

Mrs. Kinion moved to grant the Kane County Board of Review a final 30-day extension. Mr. Steffen seconded the Motion and it carried 4-0.

d. McDonalds Corporation: #18-00868-C-2 (Kane)
George & Monica Henley: #18-00907-R-1 (Kane)
Diomidis Zouridis: #18-00911-R-1 (Kane)
Angel Associates LP: #18-00974-C-2 (Kane)
Old Second National Bank: #18-00975-C-2 (Kane)
Glenn Casbourne: #18-01009-R-1 (Kane)
View St. Charles: #18-01025-C-3 (Kane)

The Kane County Board of Review was notified of the appeals on May 16, 2019 and was granted a 90-day extension to submit evidence with a due date of August 14, 2019. On August 15, 2019 (1 day late), Kane County requested the PTAB grant an additional extension of time to review and complete evidence for these appeals.

Mrs. Kinion moved to deny the Kane County Board of Review's request for an extension of time. Mr. Steffen seconded the Motion and it carried 4-0.

- e. Grove At The Lake Living & Rehab: #18-01149-C-2 (Lake)

Mrs. Kinion moved to grant Intervenor Zion S.D. #6 a final 60-day extension. Mr. Steffen seconded the Motion and it carried 4-0.

- f. Nickolas Polito: #16-02841-C-2 (Lake)
Buckingham Place Apts. (Peter Venetos): #17-01139-C-2 (Lake)

Mr. Steffen moved to grant Intervenor Waukegan C.U.S.D. #60 and Libertyville H.S.D. #128 a final 60-day extension in each appeal. Mrs. Kinion seconded the Motion and it carried 4-0.

- g. 905 N Llc: #18-02712-C-3 (Lake)

Mr. Steffen moved to grant Intervenor Libertyville H.S.D. #128 a final 60-day extension from October 16, 2019. Mrs. Kinion seconded the Motion and it carried 4-0.

- h. Grayslake 1 Medical Properties: #17-06203-C-3 (Lake)
Grayslake 1 Medical Properties: #18-00680-C-3 (Lake)

Mr. Steffen moved to grant Intervenor Grayslake C.H.S.D. #127 a final 60-day extension in each appeal. Mrs. Kinion seconded the Motion and it carried 4-0.

- i. BRE Alpha Industrial Gateway Industrial Properties: #18-00872-I-3 (Kane)

Mr. Bilotta moved to grant Intervenor Elgin S.D. U-46 a final 30-day extension. Mrs. Kinion seconded the Motion and it carried 4-0.

- j. Heritage Woods Of South Elgin: #18-00873-C-2 (Kane)
Alden Fox River Horizon II, LP: #18-00988-C-2 (Kane)

Mrs. Kinion moved to grant Intervenor Elgin S.D. U-46 a final 60-day extension in each appeal. Mr. Bilotta seconded the Motion and it carried 4-0.

Mr. Freeman suspended his participation in the meeting at this time.

- k. OM Nidhi Patayay LLC: #17-05107-C-3 (DuPage)
Stahelin Properties: #17-05467-C-3 (DuPage)

Mrs. Kinion moved to grant Intervenor Westmont C.U.S.D. #201, C.C.S.D. #89 and Glenbard Twp. H.S.D. #87 a final 90-day extension in each appeal. Mr. Bilotta seconded the Motion and it carried 3-0.

- l. Generations Healthcare at Oakton Arms: #17-26064-C-2 (Cook - Maine)
Hickory Nursing Pavilion: #18-20172-C-2 (Cook - Palos)

Mrs. Kinion moved to grant Intervenor Des Plaines S.D. #62, Maine Twp. H.S.D. #207 and North Palos E.S.D. #117 a final 60-day extension in each appeal. Mr. Bilotta seconded the Motion and it carried 3-0.

- m. BCHOAK, LLC: #18-20641-C-2 (Cook - Evanston)

Mr. Bilotta moved to grant Intervenor Evanston-Skokie C.C.S.D. #65 a final 30-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- n. The Inverbrass Funds, LLC: #15-40532-C-3 (Cook - Maine)
DiMucci Companies: #18-21687-C-2 (Cook - Elk Grove)
2950 West Golf Road LLC: #18-20820-C-3 (Cook - Elk Grove)

Mrs. Kinion moved to grant Intervenor Maine Twp. H.S.D. #207, C.C.S.D. #59, Palatine C.C.S.D. #15 and Twp. H.S.D. #214 a final 60-day extension in each appeal. Mr. Bilotta seconded the Motion and it carried 3-0.

- o. InTown Suites Management, Inc.: #17-25300-C-2 (Cook - Elk Grove)

Mrs. Kinion moved to grant Intervenor C.C.S.D. #59 and Twp. H.S.D. #214 a final 90-day extension in each appeal. Mr. Steffen seconded the Motion and it carried 3-0.

- p. Atkore International Inc.: #16-35604-I-3 (Cook - _Unknown)

Mrs. Kinion moved to grant Intervenor Harvey Public S.D. #152 a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- q. Westbrook Condominiums: #17-38612-R-2 (Cook - Proviso)

Mrs. Kinion moved to grant Intervenor Hillside S.D. #93 and Proviso Twp. H.S.D. #209 a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- r. FedEx Ground Package System, Inc.: #17-29969-I-3 (Cook - Stickney)

Mrs. Kinion moved to grant Intervenor Burbank S.D. #111 and Reavis High School Dist. #220 a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0. Mr. Steffen seconded the Motion and it carried 3-0.

- s. Fifth Third Bank: #17-35569-C-3 (Cook - Orland)

Mr. Bilotta moved to grant Intervenor C.H.S.D. #230, Orland Fire Protection Dist., Orland Park Public Library, Orland Park S.D. #135 and Village of Orland Park a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- t. Target Corporation: #17-42718-C-2 (Cook - Schaumburg)
Mr. Bilotta moved to grant Intervenor Bd of Ed of C.C.S.D. #54 and Bd of Ed of Twp. H.S.D. #211 a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- u. CE Liberty, LLC: #17-43969-C-3 (Cook - Rich)

Mr. Steffen moved to grant Intervenor Bd of Ed of Rich Twp. H.S.D. #227 a final 90-day extension. Mrs. Kinion moved seconded the Motion and it carried 4-0.

- v. Frank Kaldis: #13-35902-C-2 (Cook - Schaumburg)

Mrs. Kinion moved to grant Intervenor Palatine Twp. H.S.D. #211 and Schaumburg C.C.S.D. #54 a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- w. Nordstrom Store #225: #16-37932-C-3 (Cook - Schaumburg)
Lifetime Fitness: #17-42750-C-2 (Cook - Schaumburg)
Wright Commons Condo Association: #17-43108-I-2 (Cook - Schaumburg)
IZ Hotel Management: #17-43472-C-2 (Cook - Schaumburg)
J.C. Penney Company, Inc.: #17-43514-C-3 (Cook - Schaumburg)
Kohl's Illinois, Inc.: #17-43525-C-3 (Cook - Schaumburg)
Mikuni American Corporation: #17-43618-I-2 (Cook - Schaumburg)
Barrington Road Condominium Association 1585 N.: #17-43694-C-3 (Cook - Schaumburg)
BMO Harris Bank N.A.: #17-43847-C-2 (Cook - Schaumburg)
Schaumburg Meacham Pointe LLC: #17-43923-C-3 (Cook - Schaumburg)
Andy John Kalkounos: #17-44221-C-2 (Cook - Schaumburg)

Frank Kaldis: #17-44240-C-3 (Cook - Schaumburg)

Mrs. Kinion moved to grant Intervenors Palatine Twp. H.S.D. #211 and Schaumburg C.C.S.D #54 a final 60-day extension in each appeal. Mr. Steffen seconded the Motion and it carried 3-0.

- x. TEC Property Holdings, LLC: #17-43538-F-2 (Cook - Thornton)

Mrs. Kinion moved to grant Intervenor Thornton Fractional Twp. H.S.D. #215 a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- y. Bobette Takiff: #17-25983-R-2 (Cook - New Trier)
Seth Levitz: #18-22097-R-1 (Cook - New Trier)

Mrs. Steffen moved to grant Intervenors Glencoe S.D. #35, New Trier H.S.D. #203 and Avoca S.D. #37 a final 60-day extension in each appeal. Mr. Steffen seconded the Motion and it carried 3-0.

- z. Krenger Family LP: #16-07642-C-1 (Winnebago)

Mr. Bilotta moved to deny the Motion to reconsider dismissal. Mrs. Kinion seconded the Motion and it carried 3-0.

- aa. Fausto Natali: #16-41021-R-1 (Cook - Northfield)
Fausto Natali: #16-41019-R-1 (Cook - Northfield)

Moved to the front of the Agenda.

- bb. JEH LTD Partnership: #18-01690-C-3 (Lake)

Mrs. Kinion moved to grant the request to reinstate the appeal and grant the appellant a final 30-day extension to properly complete the appeal form and submit evidence. Mr. Steffen seconded the Motion and it carried 3-0.

- cc. Cook County Board of Review Motion to Vacate Default.

Moved to the front of the Agenda.

- dd. Cook County BOR – Additional Extension Request, 3,141 appeals. Mrs. Kinion moved to grant the Cook County Board of Review a final 90-day in each appeal from the current October deadlines. Mr. Steffen seconded the Motion and it carried 3-0.

6. Attachments

As to Attachment A, Mr. Steffen moved to approve the attachment. Mrs. Kinion seconded the Motion and it carried 3-0.

As to Attachment B, Mrs. Kinion moved to approve the attachment as amended. Mr. Steffen seconded the Motion and it carried 3-0.

As to Attachment C, Mrs. Kinion moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0.

As to Attachment D, Mr. Steffen moved to approve the attachment. Mrs. Kinion seconded the Motion and it carried 3-0.

As to Attachment E, Mrs. Kinion moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 3-0.

As to Attachment Z, Mrs. Kinion moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0.

Mr. Freeman rejoined the meeting.

Workload Report

Mr. Glorioso presented and reviewed the Workload Report FY19 data through August 31, 2019. He stated this report reflects open appeals at the beginning of the year, new appeals added during the year, appeals closed during the year and appeals pending at the end of the year. Mr. Glorioso reported staff produced 2,336 closed appeals for the month of August.

7. Other Business

Mr. Steffen moved to go into Executive Closed Session under the Open Meetings Act, Section 2 (c). Mrs. Kinion seconded the Motion and it carried 4-0.

After executive session business was concluded, Mr. Steffen moved to come out of Executive Session. Mrs. Kinion seconded the Motion and it carried 4-0.

8. Adjournment

Mrs. Kinion moved to move to adjourn the meeting at 1:30 p.m. Mr. Steffen seconded the Motion and it carried 4-0.

Respectfully Submitted,

Mauro Glorioso

Executive Director and General Counsel

MG/dl